



**MILLSTONE
HOMES**

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OAK SERIES

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SPECIFICATIONS






YOUR INTERIOR

ELECTRICAL	100 amp with circuit breaker panel. Wiring in accordance to Ontario Hydro's building code. Stove & Dryer have separate 220 volt outlets.
FIREPLACE	Rectangular electric 1 sided unit in great room (as per plan).
FURNACE	 High-efficiency with high-low wall returns.
THERMOSTAT	Programmable unit.
AIR CONDITIONING	Includes a central air unit to be sized.
INSULATION	R22 in all exterior walls, R60 in ceilings, R20 blanket in unfinished basement.
DETECTORS	Smoke and CO ₂ detectors are located as per code requirements.
GAS METER	Installed by Union Gas to standard policy.
RANGE HOOD	Includes Range Hood to be selected from designer selections, installation included.

YOUR EXTERIOR

WINDOWS	  European tilt & turn style. High energy efficient double pane glass, multi-point locking system for a tight sound and air barrier. Screens for all operational windows.
SIDING	Maintenance free siding, eaves, soffit, fascia per elevation.
ROOF	Pre-engineered wood trusses, lifetime selfseal Shaker Shingles.
GARAGE	Garage doors from a range of designer selected colours.
DOORS	  European, multi-point locking, vinyl clad.
DRIVEWAY	Poured concrete walkway and driveway.
LOT	Fully graded, sodded & serviced.
FRONT ELEVATION	Includes Brick & Stucco from a range of designer selections.

FEATURES & SPECIFICATIONS

FLOORS		Engineered hardwood floors, for whole main floor. 12x24 Ceramic Tile in 3 & 4 piece bathrooms.
KITCHEN		Kitchen to be selected with an \$10,000 budget. Laminate Counters. Single stainless steel drop-in sink included.
BATHROOMS		Bathroom vanities included from vendor's standard options. Low consumption, dual flush toilets with soft close lids. Vanity mirrors included. Floor drain & rough-in for future 3-piece bathroom in basement.
STAIN		Stained Hand Rail.
STAIR & RAILING		Carpet staircase to second floor with black metal spindles. Unfinished basement stair.
LIGHTING		5 pot light allowance with a lighting fixture budget of \$1,000.
PAINT		1 Color Selection. Wall paint is latex flat finish, door & trim to be white acrylic semi-gloss.
CEILINGS		Flat finish throughout.
GARAGE		Drywalled interior walls & taped.
WATER HEATER		High efficiency Hot water rental.

